

COMMON AREA A

89614 S.F.  
2.06 AC

V.W. D.&U.E.

LOT 2

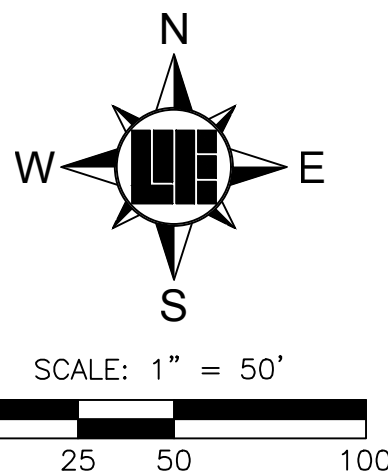
354541 S.F.  
8.14 AC

LOT 3

23757 S.F.  
0.55 AC

REPLAT OF BLOCK A &  
COMMON AREA A OF  
KROGER SUBDIVISION  
SECONDARY PLAT

A SUBDIVISION OF PART OF THE NE 1/4, SEC. 15, T12N, R4E  
AND A REPLAT OF BLOCK A AND COMMON AREA A OF  
KROGER SUBDIVISION IN FRANKLIN, INDIANA



LEGEND

- |           |                                       |
|-----------|---------------------------------------|
| D.&U.E.   | DRAINAGE & UTILITY EASEMENT           |
| D.U.&A.E. | DRAINAGE, UTILITY & ACCESS EASEMENT   |
| S.T.E.    | STREET TREE EASEMENT                  |
| B.S.L.    | BUILDING SETBACK LINE                 |
| V.W.      | VARIABLE WIDTH                        |
| ROW       | RIGHT-OF-WAY                          |
| ■         | 4"X4"X30" CONCRETE MONUMENT           |
| ●         | 5/8" DIAMETER REBAR WITH PLASTIC AP   |
| ⊕         | STAMPED "WEIHE ENGR. 0012" TO BE SET  |
|           | 5/8" DIAMETER REBAR WITH ALUMINUM CAP |
|           | STAMPED "WEIHE ENGR. 0012" TO BE SET  |

SHEET 1 of 2

This instrument prepared for:

IN FRANKLIN MORTON, LLC

550 SOUTH MAIN STREET, SUITE 300  
GREENVILLE, SC 29601  
PH: 864-263-5441

This instrument prepared by: JOSHUA DAVID WERNER

**WEIHE**  
ENGINEERS

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

# REPLAT OF BLOCK A & COMMON AREA A OF KROGER SUBDIVISION SECONDARY PLAT

A SUBDIVISION OF PART OF THE NE 1/4, SEC. 15, T12N, R4E  
AND A REPLAT OF BLOCK A AND COMMON AREA A OF  
KROGER SUBDIVISION IN FRANKLIN, INDIANA

## PLAN COMMISSION CERTIFICATE

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF FRANKLIN PLAN COMMISSION BY:

PRESIDENT

SECRETARY

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

SENIOR PLANNER

CITY ENGINEER

NOW THEREFORE, SAID CITY OF FRANKLIN, BY THE FRANKLIN BOARD OF PUBLIC WORKS AND SAFETY, UNDER AND BY VIRTUE OF THE POWER CONFERRED UPON IT BY STATUTES OF THE STATE OF INDIANA, FOR AND ON BEHALF OF SAID CITY, ACCEPTS SAID DEDICATION FOR THE PURPOSES OF PUBLIC RIGHT OF WAY, AND ORDER THAT THE SAME BE RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF JOHNSON, STATE OF INDIANA, AND SAID DESCRIBED REAL ESTATE IS HEREBY DECLARED OPEN AND DEDICATED.

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

JOE MCGUINNESS, MAYOR

STEVE BARNETT, MEMBER

BOB SWINEHAMER, MEMBER

RECEIVED BY THE JOHNSON COUNTY ASSESSOR:

JOHNSON COUNTY ASSESSOR

ENTERED FOR TAXATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

JOHNSON COUNTY AUDITOR

INSTRUMENT NO. \_\_\_\_\_

RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

AT \_\_\_\_ PM. AND RECORDED IN PLAT CABINET \_\_\_, PAGE \_\_\_\_\_.

JOHNSON COUNTY RECORDER

SHEET 2 of 2

## LEGAL DESCRIPTION

BLOCK A AND COMMON AREA A OF KROGER SUBDIVISION PER THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2015-026096 ON PAGES 182A-D IN PLAT CABINET E IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER PROCEED THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER 766.97 FEET TO THE NORTH LINE OF THE LANDS OF THE NATIONAL BANK OF GREENWOOD AS DESCRIBED IN DEED BOOK 245, PAGE 193 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; PROCEED THENCE ALONG THE NORTH LINE OF SAID BANK LANDS SOUTH 88 DEGREES 00 MINUTES 40 SECONDS WEST 317.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID BANK LANDS 200.35 FEET TO THE NORTHWEST CORNER OF THE LANDS OF CAROLYN ROGERS AS DESCRIBED IN INSTRUMENT NUMBER 2013003799 IN SAID RECORDER'S OFFICE, MARKED BY A REBAR WITH CAP STAMPED "ESW LS20200016" (HEREAFTER REFERRED TO AS ESW REBAR); THENCE NORTH 88 DEGREES 00 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID ROGERS LANDS 157.10 FEET TO THE NORTHWEST CORNER OF LOT 1 OF PRESNELL/MORTON STREET MINOR SUBDIVISION AS RECORDED IN PLAT CABINET C, SLIDE 640 IN SAID RECORDER'S OFFICE, MARKED BY A REBAR WITH ILLEGIBLE CAP; THENCE SOUTH 00 DEGREES 49 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 150.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 20 MINUTES 13 SECONDS WEST 200.98 FEET TO THE SOUTHEAST CORNER OF BLOCK A IN SAID KROGER SUBDIVISION; THENCE ON THE SOUTH LINE OF SAID BLOCK A NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST 726.19 FEET TO THE EASTERN LINE OF THE LANDS OF CC CINEMAS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2006033562 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 20 MINUTES 45 SECONDS EAST ALONG THE SAID EAST LINE AND ITS EXTENSION 731.93 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 40 SECONDS EAST 525.12 FEET; THENCE SOUTH 05 DEGREES 27 MINUTES 00 SECONDS EAST 210.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.74 ACRES OF LAND, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, JOSHUA DAVID WERNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THIS PLAT IS BASED ON A SURVEY PREPARED BY BANNING ENGINEERING, INC. RECORDED AS INSTRUMENT NO. 2015-024851 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

DATED:

JOSHUA DAVID WERNER  
REGISTERED LAND SURVEYOR NO. LS21200020  
STATE OF INDIANA

THIS INSTRUMENT WAS PREPARED BY: JOSHUA WERNER, WEIHE ENGINEERS, INC.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW" JOSHUA WERNER

## DEED OF DEDICATION

WE THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION CONSISTS OF THREE LOTS AND SHALL BE KNOWN AND DESIGNATED AS REPLAT OF BLOCK A AND COMMON AREA A OF KROGER SUBDIVISION, AN ADDITION TO THE CITY OF FRANKLIN. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

THIS SUBDIVISION, LOTS AND REAL ESTATE DESCRIBED HEREIN ARE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2015-015817 BEING AMENDED BY INSTRUMENT NO. 2015-015819 AND \_\_\_\_\_, A DRAINAGE EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2015-015818 BEING AMENDED BY INSTRUMENT NO. 2015-015820 AND \_\_\_\_\_, AND A EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2015-015821, ALL BEING RECORDED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

WITNESSED MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SIGNED: \_\_\_\_\_

PRINTED: PHILIP J. WILSON

TITLE: MANAGER  
IN FRANKLIN MORTON, LLC

STATE OF \_\_\_\_\_ )  
 )SS:  
COUNTY OF \_\_\_\_\_ )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED PHILIP J. WILSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WRITTEN SIGNATURE: \_\_\_\_\_, NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COUNTY OF RESIDENCE: \_\_\_\_\_

NOTE: THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE FRANKLIN SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY OF FRANKLIN, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM.

SOURCE OF TITLE  
LAND OWNER: IN FRANKLIN MORTON, LLC  
SOURCE OF TITLE: INSTRUMENT NUMBER 2015-015813 & 2015-015814

This instrument prepared for:

IN FRANKLIN MORTON, LLC

550 SOUTH MAIN STREET, SUITE 300  
GREENVILLE, SC 29601  
PH: 864-263-5441

This instrument prepared by: JOSHUA DAVID WERNER

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